



PLANNING & TRANSPORTATION



P.O. BOX 905
1048 Carriage Oaks Drive
Carthage, NC 28327
Inspections/Permitting: (910) 947-2221
Planning: (910) 947-5010
Transportation: (910) 947-3389
Fax: (910) 947-1303

CONDITIONAL REZONING APPLICATION PACKET

Pursuant to NCGS 153A-342, conditional zoning districts requires the approval of a rezoning by the Moore County Board of Commissioners and approval of a site specific development plan allowing for the development of specific land uses.

Pre-Application Conference with Planning Staff

The applicant needs to schedule a conference with Planning Staff. The applicant should provide a sketch plan for the pre-application conference.

Application Submittal

The applicant must submit a complete application packet on or before the submittal deadline. This includes:

- ☐ Moore County Conditional Rezoning Application. (See Fee Schedule)
- ☐ A detailed site plan. (See page two of this packet for list of items to include.)

Administrative Review / Required Notifications

Planning Staff will review the request and provide the following public notifications prior to both the Planning Board meeting and the Board of Commissioners meeting / public hearing:

- All adjacent property owners will be notified by certified mail.
- A notice will be placed in the newspaper containing information about the meeting.
- A sign will be posted on the property visible from the nearest public road.

Community Meeting

Community meetings are opportunities for informal communication between applicants and the owners and occupants of nearby lands, and other residents who may be affected by the application and to provide the applicant an opportunity to hear comments and concerns about the proposal as a means of resolving conflicts, where possible.

Planning Board Meeting

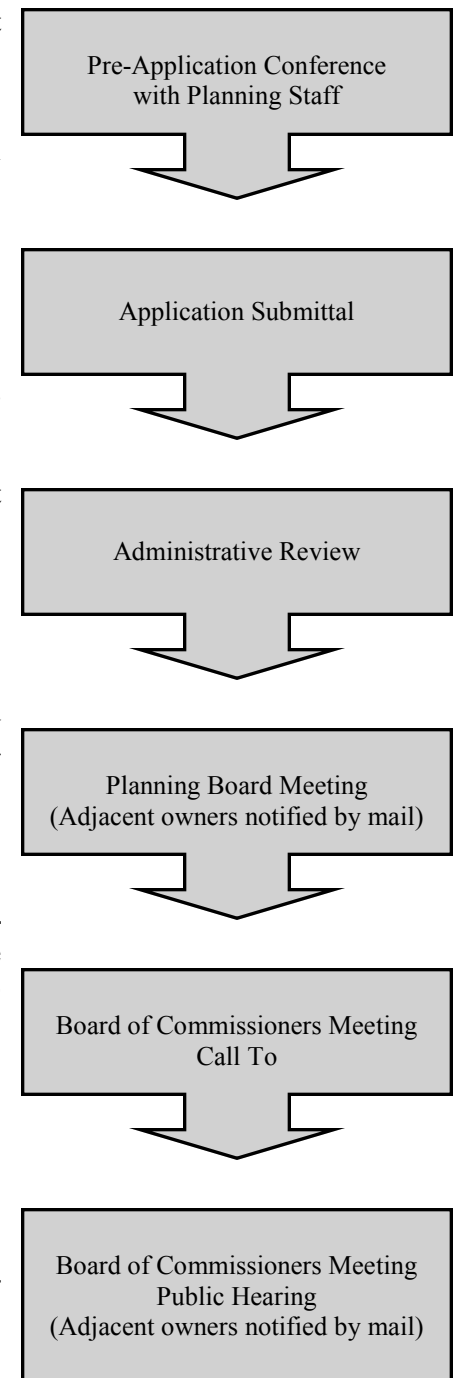
Planning Staff will present the request to the Planning Board. It is **highly recommended** that the applicant attend the meeting to answer any questions raised at the meeting. The Planning Board will make a recommendation to the Board of Commissioners.

Board of Commissioners Meeting—Call To

Planning Staff will present the request to the Board of Commissioners to schedule a Public Hearing. Applicants need not be present at this meeting.

Board of Commissioners Meeting—Public Hearing

Planning Staff will present the request to the Board of Commissioners. A public hearing will be held. It is **highly recommended** that the applicant attend the meeting to answer any questions raised at the meeting. The Board of Commissioners will make a final decision.



Application Submittal Deadlines / Meetings

<u>Application Deadline</u>	<u>Planning Board Meeting</u>	<u>BOC Call to</u>	<u>BOC Public Hearing</u>
December 6, 2016	January 5, 2017	February 7, 2017	February 21, 2017
January 3, 2017	February 2, 2017	March 7, 2017	March 21, 2017
January 31, 2017	March, 2, 2017	April 4, 2017	April 18, 2017
March 7, 2017	April 6, 2017	May 2, 2017	May 16, 2017
April 4, 2017	May 4, 2017	June 6, 2017	June 20, 2017

Detailed Site Plan

Chapter 4 Section 2 of the Moore County Unified Development Ordinance.

Detailed Site Plan includes:

1. Dimension of property (front, side, and rear property lines)
2. Dimensions and locations of any existing or proposed buildings and signs
3. Existing and proposed uses of building(s) and/or land
4. Non-residential floor plans
5. Existing and proposed street right-of-ways and/or easements
6. Current and /or proposed setbacks from property lines, easements, and ROWs
7. Dimensions and locations of driveway, parking lots, and parking spaces
8. Dimensions and location of loading and unloading areas
9. Existing and proposed utilities
10. Non-residential screening plan
11. Significant natural features including floodplain, wetlands, lakes, streams, etc.
12. Existing and proposed impervious surface percentages
13. Location of any stormwater control devices, any stormwater control plans, and the name of the certifying engineer
14. Phasing plans
15. Any other information which the Administrator deems necessary as required per local, state, or federal law.

Conditional Rezoning Application

Application Date:			
Location/Address of Property:			
Applicant:		Phone:	
Applicant Address:	City:	St:	Zip:
Owner:		Phone:	
Owner Address:	City:	St:	Zip:
Current Zoning District:	Proposed Zoning District:		
Current Use:	Proposed Use:		
Proposed use(s) requested: 			
Proposed rules, regulations, and condition(s) for the property and use: 			
Statement of reasonableness of the proposed conditional zoning. The statement shall include, but not be limited to the following: 1. The conditional rezoning compatibility with the County Land Use Plan and other adopted plans of the County. 2. The conditional rezoning compatibility with the existing land uses on abutting and neighboring tracts. 3. The benefits and detriments of the conditional rezoning for the subject property, neighboring properties and the surrounding community.			

I (We), the undersigned, certify that all statements furnished in this application are true to the best of my (our) knowledge, and do hereby agree to follow all reasonable requests or information as designated by the County of Moore Zoning Administrator.

Applicant/Owner Signature Date

Applicant/Owner Signature Date

Office Use Only:

PAR ID: _____

Received By Date